

NOTE: THE PETITIONER HAS RECEIVED A DEMOLITION AND GRADING/EROSION CONTROL PERMIT FOR THIS SITE. DEMOLITION OPERATIONS ARE SCHEDULED TO BEGIN IN MID JANUARY. EXISTING CONDITIONS AS DEPICTED ON THIS PLAN MAY OR MAY NOT BE THE SAME AT THE TIME OF THIS REZONING PROCESS.

Existing Conditions/Survey Bryant Park

PREPARED BY:

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PETITIONER:

Bryant Park, LLC
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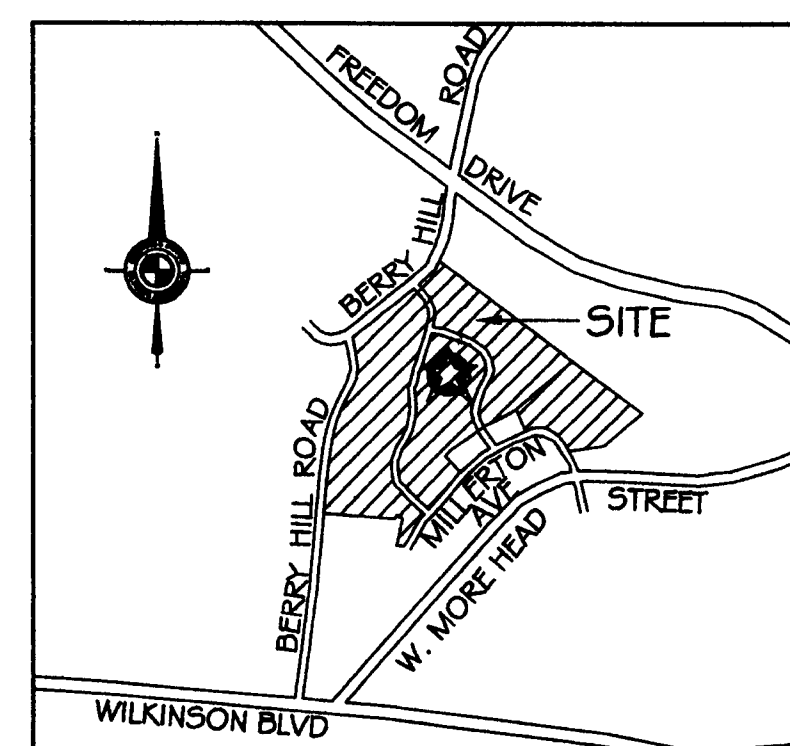
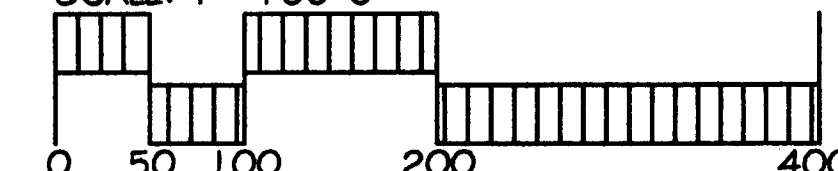
Drawing Date: February 15, 2007

Revisions:

1 Date:	Re:
2 Date:	Re:
3 Date:	Re:
4 Date:	Re:

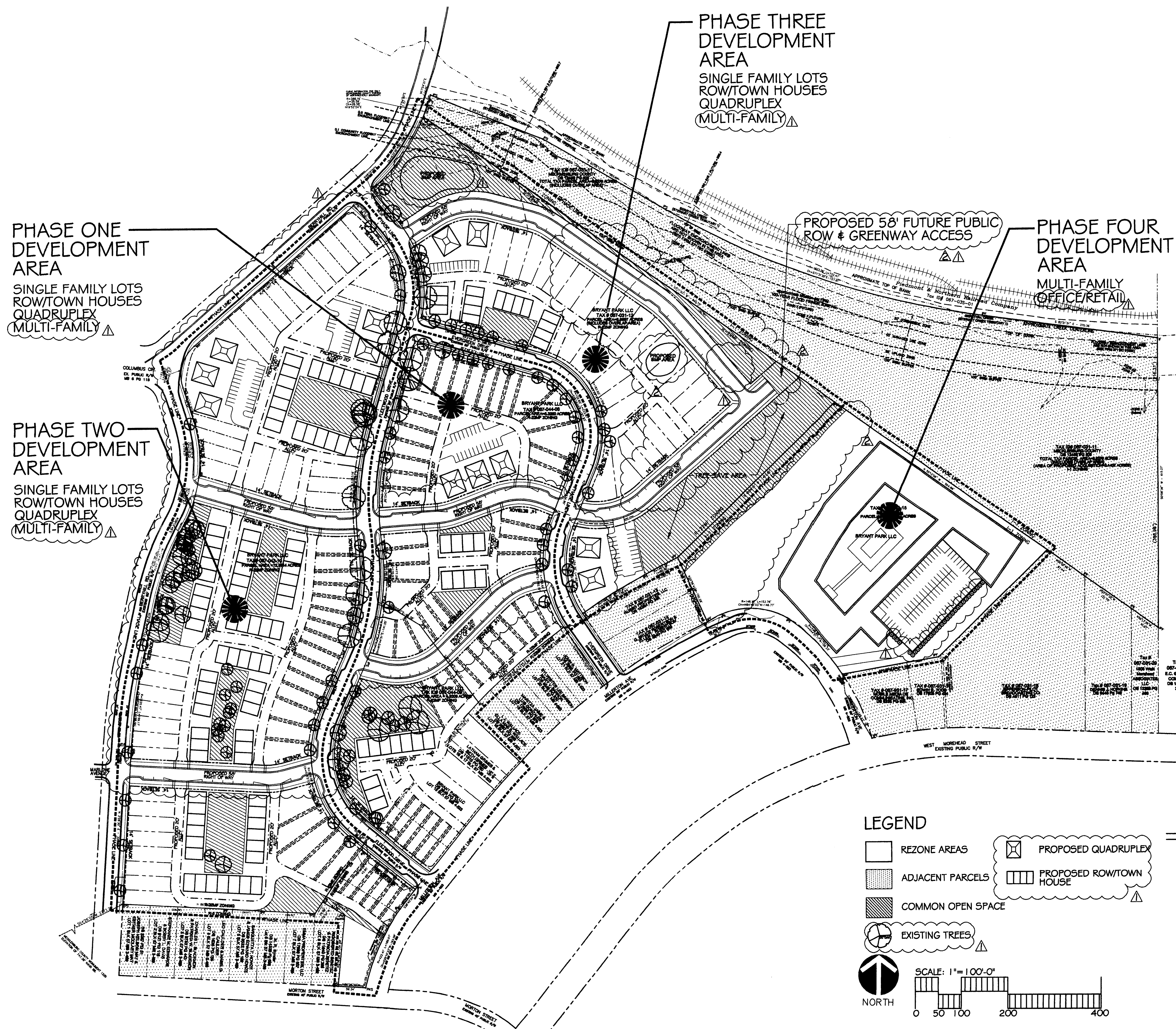


SCALE: 1" = 100'-0"

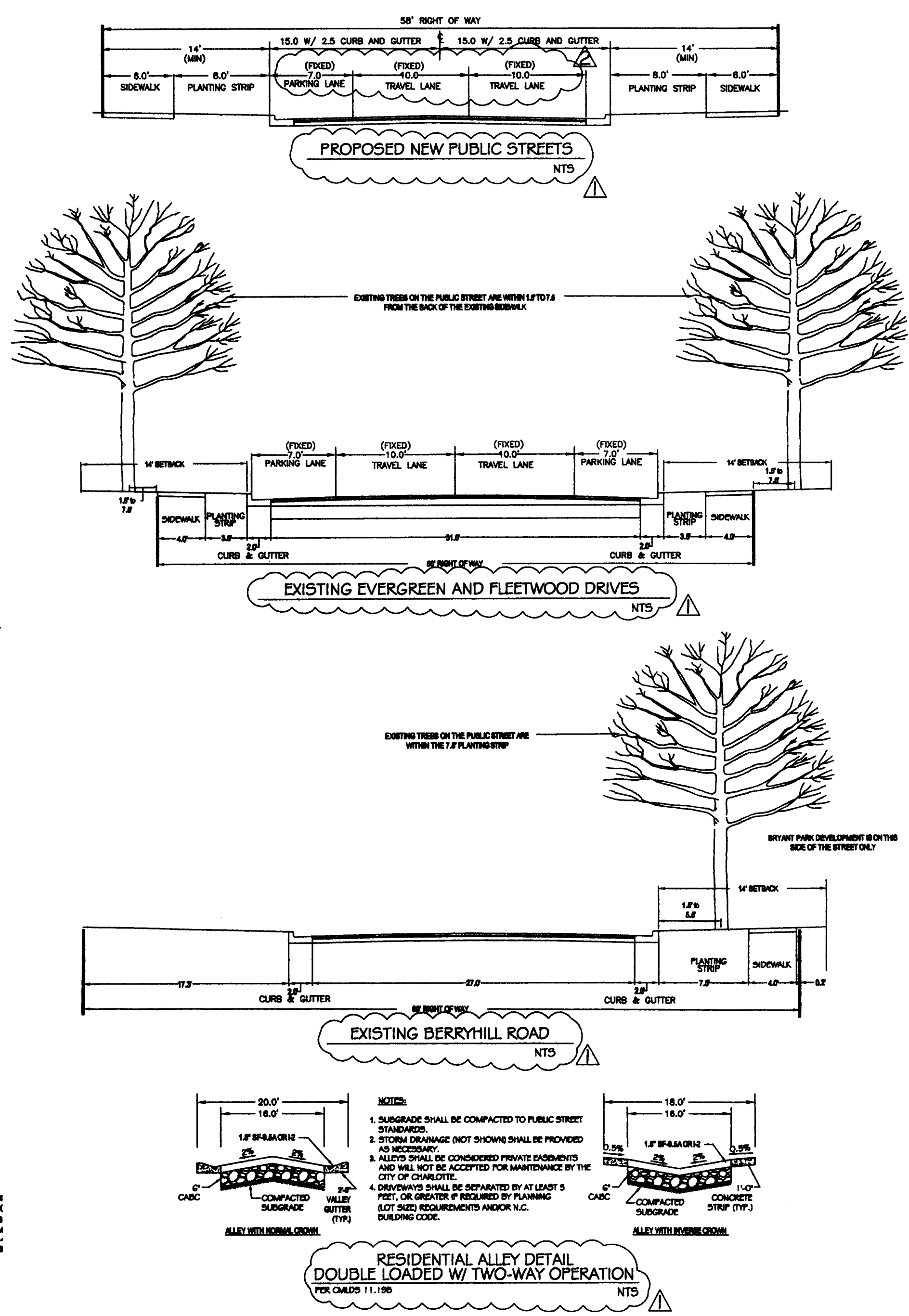


VICINITY MAP (NOT DRAWN TO SCALE)

For Public Hearing
Petition No. 2007-058



PROPOSED TYPICAL CROSS SECTIONS

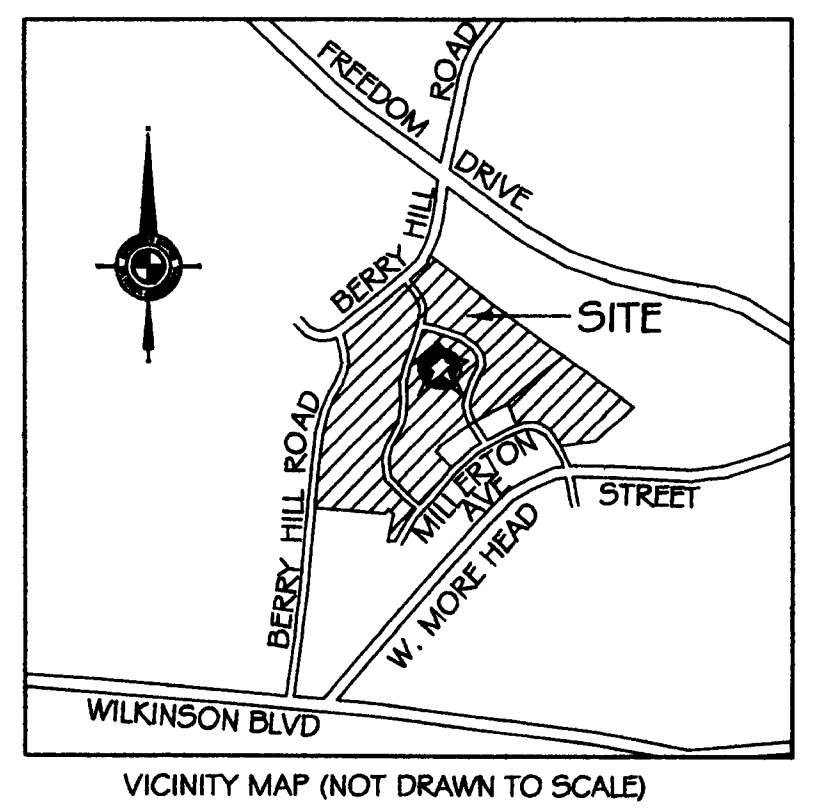


Site Plan Bryant Park

PREPARED BY: Wirth & Associates
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Drawing Date: March 1, 2007	
Revisions:	
1. Date: 04-26-2007	Re: Revisions to Re-Zoning Plan
2. Date: 05-23-2007	Re: Revisions to Re-Zoning Plan
3. Date:	Re:
4. Date:	Re:



For Public Hearing
Petition No. 2007-058

PHASE ONE DEVELOPMENT AREA

SINGLE FAMILY LOTS
ROW/TOWN HOUSES
QUADRUPEX
MULTI-FAMILY

PHASE TWO DEVELOPMENT AREA

SINGLE FAMILY LOTS
ROW/TOWN HOUSES
QUADRUPEX
MULTI-FAMILY

PHASE THREE DEVELOPMENT AREA

SINGLE FAMILY LOTS
ROW/TOWN HOUSES
QUADRUPEX
MULTI-FAMILY

PHASE FOUR DEVELOPMENT AREA

MULTI-FAMILY
OFFICE/RETAIL

PROPOSED 58' FUTURE PUBLIC ROW & GREENWAY ACCESS

DEVELOPMENTAL DATA SUMMARY

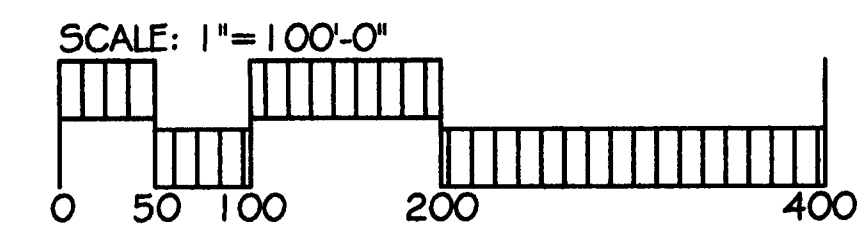
TAX PARCEL ID #'S : 067-031-12, 067-044-08, 067-044-09, 067-043-01, 067-043-09, 067-044-02, 067-044-10, 067-044-03, 067-031-15
 JURISDICTION: CITY OF CHARLOTTE
 TOTAL SITE AREA: 32.156 ACRES (30.385 Phases 1-3 - 5.751 Phase 4)
 EXISTING ZONING: R-22 MF AND I-1
 PROPOSED ZONING: MUDD-CD
 REQUIRED PARKING: SINGLE FAMILY (Detached and Attached), MULTI-FAMILY AND OFFICE/RETAIL
 PROPOSED PARKING: 1 SPACE MIN. PER DWELLING UNIT
 MAXIMUM BUILDING HEIGHT: 60 FEET - PHASE 4, 60 FEET PHASES 1-3
 PROPOSED DWELING UNITS: PHASES 1-3 SHALL CONSIST OF A MIX OF SINGLE FAMILY LOTS, ROWHOUSE LOTS, MULTI-FAMILY UNITS AND QUADRUPEX UNITS WITH A TOTAL NUMBER OF UNITS NOT TO EXCEED 330
 PHASE 4 SHALL CONSIST OF NOT MORE THAN 270 MULTI-FAMILY UNITS AND UP TO 20,000 SF OF OFFICE/RETAIL
 PROPOSED SITE DENSITY: 16.60 DUA MAXIMUM
 MINIMUM SETBACK: 14' FROM BACK OF CURB
 MINIMUM SIDEYARD: NONE REQUIRED
 MINIMUM LOT WIDTH: 20'
 MINIMUM LOT AREA: NONE REQUIRED

DEVELOPMENT STANDARDS

- Development of the site will be controlled by the standards depicted on the site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases in accordance with the provisions of Sect. 6.2 of the City of Charlotte Zoning Ordinance.
- Access to the site will be provided by existing public roadways and from new public roadways as shown on the Site Plan.
- The proposed use of the property will be for residential and office/retail uses along with associated parking.
- Petitioner agrees to meet all requirements as stated in Chapters 9 & 12 of the City of Charlotte Zoning Ordinance regarding solid waste, compactor and recycling areas.
- Parking will be provided which meets the requirements of the City of Charlotte Ordinance.
- Any detached lighting on the site will not exceed 20 feet in height, will be fully shielded and aimed into the site away from adjoining properties and public streets to prevent glare. "Wall Pak" lighting will not be utilized.
- The project will comply with all MUDD district standards, except that existing street right-of-way will be unchanged.
- The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal planting shown on the plan is illustrative. Exact design will be determined during the design and development process.
- Signs will be permitted in accordance with applicable City of Charlotte zoning requirements.
- Storm Water Quality Treatment: Any separate, defined drainage area within the development that will have a greater than 24 % built-up area (BUA), the petitioner shall construct water quality best management practices (BMPs) to achieve 85 % Total Suspended Solid (TSS) removal for the entire post development runoff volume for the 1-inch of runoff. BMPs shall be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (design standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that the development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring. This rezoning petition is located within the Columbia Circle Storm Drainage project. The petitioner shall coordinate their drainage plan with the Project Manager - Matt Gusts (704) 336-6163.
- Volume and Peak Control: - The petitioner will comply with the regulations and ordinances that are currently adopted by the City Council with respect to storm water volume and peak control. The petitioner agrees to include the following standards from the Volume Control and Peak Control Downstream Analysis taken from "Post Construction Ordinance Stakeholders' Group Final Report" if they are adopted prior to petitioners application for a grading permit.
 For projects within defined watersheds greater than 24 % built-up area, control the entire volume for the 1-year, 24-hour storm. Runoff volume draw down time shall be a minimum of 24 hours, but not more than 120 hours.
 For projects with greater than 24 % built-up area, control the peak to match the preddevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.
- All multifamily buildings will be within 750 feet of a fire-hydrant as required by the Charlotte Fire Department. Access will be provided within 150 feet of all exterior walls for fire apparatus. Access roads will be 20' clear. Dead end travel distance will be limited to 150 feet without a means to turn fire apparatus.
- The Petitioner will install an internal sidewalk system that will connect the multifamily units with sidewalks on the adjacent public right of way as required by Section 12.529 of the City of Charlotte Zoning Ordinance. Internal sidewalks will be constructed to meet ADA requirements.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners" shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owners or owners of the Site who may be involved in the development from time to time.
- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will exist. Those criteria (for example those that require buffers, regulate streets, sidewalks, trees, storm water and site development, etc.), will apply to the development of the site. This includes chapters 6, 9, 12, 17, 19, 29 and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on the plan differ from ordinance standards, policies and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- Screening and buffer areas, if required, will be developed in accordance with the provisions of the City of Charlotte Zoning Ordinance.
- Trash collection for the site will be provided by individual roll out containers in Phase 1-3 and by dumpster in Phase 4.
- Tree Save Areas will be provided in accordance with Chapter 21 "Charlotte Tree Ordinance" as generally depicted on the site plan. The exact location and dimensions of the tree save areas will be determined during the site development review process.
- All sections of the S.W.I.M. Buffer standards, as they apply to this site, will be met in accordance with The City of Charlotte Zoning Ordinance, Chapter 12, Part 0: Surface Water Improvement and Management (S.W.I.M.). Furthermore, since this site contains a perennial stream (as delineated by a certified professional using the U. S. Army Corps of Engineers and N.C. Division of Water Quality methodology) draining less than 50 acres and located between Phase Three and Phase Four the petitioner shall establish a 30 foot vegetated buffer to include an undisturbed or bioengineered 10 foot zone adjacent to the banks. Disturbance of this buffer will be allowed; however, any disturbed area in the 10 foot zone adjacent to the bank shall require stream bank restoration using bioengineering techniques approved by MCGWQF. All buffers shall be measured from the top of bank on both-sides of the stream.
- The Petitioner reserves the right to parallel park on both sides of the existing streets Evergreen Drive and Fleetwood Drive.
- This note has been removed.
- The petitioner shall provide Waiting pads per CATS Development Standards 60.01A on Millerton Avenue abutting the petitioner's property on Tax parcel ID# 067-044-01 Lot 15, approximately 40' before the intersection of Millerton Avenue and the proposed 20' alley and on Millerton Avenue abutting the petitioner's proposed phase four development area on Tax Parcel ID# 067-031-15. The waiting pad should be located approximately 10' before the proposed driveway entrance to the phase four multifamily property.
- Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to the disturbance. For 401 permits contact MCDENR. For 404 permits contact the Army Corps of Engineers.
- The petitioner shall dedicate the entire area within the S.W.I.M. Buffer 45' Managed Use Zone located on the development to Mecklenburg County Park and Recreation (MCPR). The petitioner shall work with MCPR regarding the location of a green way trail, part of which may occupy the S.W.I.M. Buffer 25' Upland Zone located on the development. Once the green way trail location has been decided, only that portion of the 25' Upland Zone required for the green way trail shall be dedicated to MCPR.
- The petitioner shall provide a 58' public ROW to the property line for future road extension and greenway connection.
- The petitioner agrees to preserve at least 75% of the existing tree canopy immediately adjacent to the sidewalks on Fleetwood Drive and Evergreen Drive, and commits to make a good faith effort to preserve as many as reasonably possible.
- The footprint indicated for Phase IV is illustrative only. The actual plan may vary based upon final architecture and engineering, but the building will include no more than 270 units and 20,000 square feet of retail, be no higher than 120' and conform in all respects to the requirements of the MUDD-CD district.

LEGEND

- REZONE AREAS
- ADJACENT PARCELS
- COMMON OPEN SPACE
- EXISTING TREES
- PROPOSED QUADRUPEX
- PROPOSED ROW/TOWN HOUSE

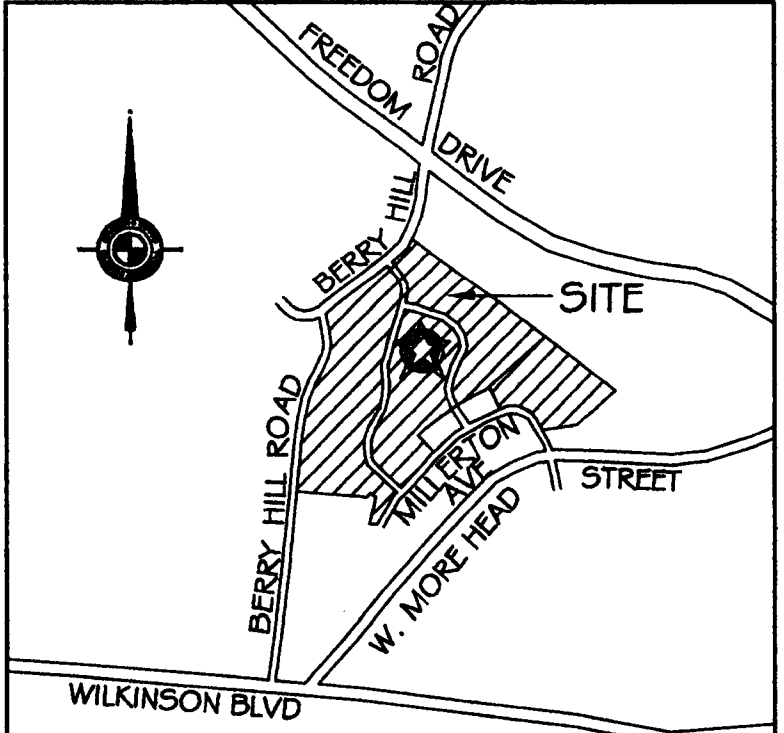


Technical Data Sheet Bryant Park

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 704-333-0949

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